

**REAL ESTATE COMMISSION**

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII  
1010 KICHANUS STREET  
P. O. BOX 3469  
HONOLULU, HAWAII 96801

**FINAL  
HORIZONTAL PROPERTY REGIMES (CONDOMINIUM)  
PUBLIC REPORT**

on  
LAKEVIEW SANDS  
1099 Ala Napunani Street  
Lakeside, Oahu, Hawaii

REGISTRATION NO. 623

**IMPORTANT — Read This Report Before Buying**

**This Report Is Not an Approval or Disapproval of This Condominium Project**

It reflects information obtained by the Real Estate Commission in its investigation of the project. This report, based on a principle of disclosure, is issued by the Commission for the purpose of preventing fraud, misrepresentation or deceit.

The developer shall not enter into a binding contract or agreement for the sale of any unit in a Condominium Project until

- (1) A copy of this Report has been given to the prospective purchaser,
- (2) The latter has been given an opportunity to read same, and,
- (3) His receipt taken therefor.

Issued: June 19, 1974

Expires: July 19, 1975

SPECIAL ATTENTION

A comprehensive reading of this report is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the purchaser or prospective purchaser is particularly directed to the following:

THE REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION FILED AS OF OCTOBER 19, 1973. THE DEVELOPER, BY NOTIFYING THE COMMISSION OF ITS INTENTION TO SELL, IS COMPLYING WITH THE REQUIREMENTS OF CHAPTER 514, HAWAII REVISED STATUTES.

1. This Final Public Report is made a part of the registration on LAKEVIEW SANDS condominium project, Registration No. 623. The Developer is responsible for placing this Final Public Report (white paper stock) in the hands of all purchasers and prospective purchasers receiving the Preliminary Public Report (yellow paper stock) on Registration No. 623.

Securing a signed copy of the Receipt for Horizontal Property Regime Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the issuance of this Final Public Report.
3. Advertising for the sale of the condominium units was done on a minimal basis.
4. The basic documents (Declaration of Horizontal Property Regime, By-Laws of Association of Apartment Owners, and a copy of the approved Floor Plans) have been filed in the office of the recording officer.

The Declaration of Horizontal Property Regime, executed June 6, 1974, together with the By-Laws of Association of Apartment Owners, was filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Document No. 684590 and noted on Transfer Certificate of Title No. 152,458. The recording officer has designated Condominium Map No. 215 on June 7, 1974 for the project.

5. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514 of the Hawaii Revised Statutes, and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.
6. This Final Public Report automatically expires thirteen (13) months after the date of issuance, June 19, 1974, unless a Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the effective period of this report.

The information disclosed in the Commission's Preliminary Public Report of October 23, 1973 in the topical headings have not been substantially disturbed, but Developer reports the following information:

DEVELOPER: DOUG CARTY REALTY, INC., one of the corporate partners in Lakeview Sands Joint Venture, has changed its name to DOUG CARTY, INC., and said name is now reflected in all of the subsequent documents filed herein.

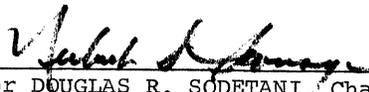
ENCUMBRANCES AGAINST TITLE: The Preliminary Report dated April 26, 1974, issued by Long & Melone, Ltd., as submitted to the Commission provides that the following are encumbrances against the property: (1) Exception and reservation unto the Trustees under the Will and of the Estate of Samuel M. Damon,

Deceased; all artesian and other underground water and rights thereto appurtenant to said premises, as reserved in Deed dated October 7, 1965, filed as Land Court Document No. 372554; said Trustees released all right to enter upon surface of land to exercise said exception and reservation in Document No. 372554 including any rights of ingress and egress upon said land by Release dated October 12, 1965, filed as Land Court Document No. 372562; (2) the covenants contained in Declaratory Instrument dated December 6, 1968, filed as Land Court Document No. 461355; (3) the restrictive covenants running with the land as contained in Deed dated September 14, 1972, filed as Land Court Document No. 599594; (4) Mortgage and Financing Statement in favor of Kassler & Co., a Colorado corporation, dated December 13, 1973, made by VEL Investment Co., Inc. and Doug Carty Realty, Inc., both Hawaii corporations, as Developers, and Wilfred Mitsuji Oka and Beatrice Ng Oka, husband and wife, as Owners, and filed as Land Court Document No. 661567, in the amount of \$1,350,000.00.

STATUS OF PROJECT: A building contract was executed with Tower Construction, Inc., dated October 1, 1973. A Performance Bond has been executed by the contractor and Pacific Insurance Co., Ltd., surety, dated December 10, 1973. It is estimated that the entire project will be completed on or before December 31, 1974.

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The purchaser or prospective purchaser should be cognizant of the fact that this published report represents information disclosed by the Developer in the required Notice of Intention filed as of October 19, 1973. The information disclosed in this Final Public Report should be examined to determine how they differ from the Preliminary Public Report issued on October 23, 1973.

This FINAL HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 623 filed with the Commission on October 19, 1973. This report, when reproduced, shall be a true copy of the Commission's Public Report. The paper stock used in making facsimiles must be white in color.

  
for DOUGLAS R. SODEHANI, Chairman  
REAL ESTATE COMMISSION  
STATE OF HAWAII

Distribution:

DEPARTMENT OF TAXATION  
BUREAU OF CONVEYANCES  
PLANNING DEPARTMENT, CITY & COUNTY OF HONOLULU  
ESCROW AGENT  
FEDERAL HOUSING ADMINISTRATION

June 19, 1974  
Registration No. 623